

200 JAN 27 AM 11:29

WARRANTY DEED

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WYATT LEDBETTER and ANNETTE M. LEDBETTER, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KERRY T. MATTHEWS and MARY JO MATTHEWS, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 16 IN BLOCK 1 OF RIVERVIEW SECOND ADDITION TO THE CITY OF KLAMATH
FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ACCT# 3909-5BD-3400

KEY# 532711

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2312 AUTUMN AVENUE, KLAMATH FALLS, OR 97601

Dated this 24th day of January, 2000.

WYATT LEDBETTER

ANNETTE M. LEDBETTER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 24, 2000 by WYATT
LEDBETTER AND ANNETTE M. LEDBETTER.

(Notary Public for Oregon)

My commission expires

11/16/2003

ESCROW NO. MT49952-KR

Return to:

KERRY T. MATTHEWS
2312 AUTUMN AVENUE
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 1/27/00, at 11:29 A.M.
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Linda Smith,
County Clerk Fee \$ 21.00

21.00